



Fantastic house with garden and pool in Montras, very well located, 15 minutes walk from the center of Palafrugell.

Magnificent house of 306m2 with 4 bedrooms and 3 bathrooms with large garden of 560m2.

Ground floor with large living room with access to the garden, open kitchen, a double bedroom, 1 bathroom, and a laundry room with engine room.

First floor with living-dining room with access to terrace, fully furnished kitchen, 2 double bedrooms and bathroom with bathtub.

Ground floor with multipurpose space of 30m2 with bathroom with shower and exit to terrace type solarium.

Transaction	Sale
Category	Single family house
Work category	New construction
Situation	Ter, 9, Mont-ras, Baix Empordà
Built area	306 m <sup>2</sup>
Occup. cert.	
Condition	
Rooms	5
Bathrooms	3 bathrooms
Parking	Yes
Mains gas	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	563 m <sup>2</sup>
Balcony	Yes

**560.000 €**



E - 120 kWh/m<sup>2</sup>  
E - 45 kg CO<sub>2</sub>/m<sup>2</sup>